

45 Carlo Road, Rainbow Beach, Qld 4581

CENTURY 21

House For Sale

Sunday, 26 May 2024

45 Carlo Road, Rainbow Beach, Qld 4581

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 660 m2

Type: House



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Offers Over \$1.2 Million

Situated in the exclusive seaside destination of Rainbow Beach this fully renovated duplex is a flat and easy 800m stroll to restaurants, shops, amenities and the surf beach which overlooks world renowned K'Gari – Fraser Island. This property brings to the table many options. It is the perfect choice for those downsizing buyers who are looking for convenience and accessibility to everything that beautiful Rainbow Beach has to offer. Perhaps live in one and rent the other or add it to your investment portfolio. At the present moment "Tropicarlo" as it is affectionately known, is currently holiday let through the Air BnB platform with a 5 Star rating. If that doesn't suit there is always the other option, permanent rental and if that isn't enough, the property is fully furnished and styled with great attention to detail and comes with the biggest bonus of all - no body corporate or strata fees!

Unit 1 and 2 Features:- Fully renovated 2 x 2-bedroom duplex in great location- Solid brick construction with Colorbond roof- Fresh and crisp colour palette perfect for the beach environment - Spacious open plan living area with space saver dining nook with bench seat- Kitchen with stone benchtops, electric cooktop, oven, dishwasher and good storage- Ceiling fans throughout the dining and living area plus Mitsubishi split system air conditioner- Two comfortable guest bedrooms with ceiling fans and blinds- Central modern tiled bathroom with large shower- Clever Hybrid 100% Waterproof flooring & features a scratch & UV resistant surface layer with a built-in underlay - Laundry with washer and dryer and good storage- Large concreted outdoor alfresco entertaining area- New furniture, chattels and décor included as part of the sale

Property Features:- 660m² low maintenance allotment, turfed and landscaped gardens with underground watering system- Alfresco area is 32mpa honed and sealed concrete with a 75mm insulated roofing system- Single carport for each unit with additional concreted area for other vehicles or boats - Property is protected by a termite reticulation system- Front patio has Trex composite decking with 50-year limited warranty on fade and stain resistance- Brand new hot water systems for each unit- Plumbing and electrical has been fully tested & rectified by licensed contractors - Outdoor rinse shower for each unit & a lawn locker for extra storage- Fully fenced terraced backyard complete with H4 treated hardwood posts, dressed and painted with colorbond infills- Gates, window hoods, bin & hot water enclosures made from corrosion resistant powder coated aluminum - Compliant smoke alarms in each unit- 800m easy stroll and 1 minute drive to shops, restaurants and surf beach- 5 Star rating on Air BNB Platform

This exceptional duplex offers a sense of space and warmth, accentuated by an abundance of natural light. There has been no expense spared in the renovations of this property as the owners wanted to make sure that it would be low maintenance and endure the coastal weather conditions for many years to come. This truly is an inviting haven for those seeking the relaxing beach lifestyle in a prime location and if you are adding it to your investment portfolio means you can earn an income straight away. Inspections are a must to truly appreciate your potential new home or investment. Call Michelle Agnew for more information on 0428 585 175.